

110 TOWN OF LOS GATOS
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SUMMARY MINUTES OF A MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR MARCH 21, 2007, HELD IN THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 6:00 P.M. by Chair Burch.

ATTENDANCE

Members Present: Kendra Burch, Bob Cowan, Phil Micciche, and Len Pacheco

Members Absent: Marico Sayoc

Staff Present: Sandy Baily, Associate Planner

ITEM 1: 105 MASSOL AVENUE

The Committee considered plans to modify a roof of a post-1941 multi-family building on property located within the Almond Grove Historic District. Pacheco moved to approve the application subject to the condition that the shingles on the new roof match the material of the mansard and shall be a dimensional (high profile) shingle.

Micciche seconded, motion passed unanimously. Appeal rights were cited.

ITEM 2: 332 JOHNSON AVENUE

The Committee considered plans to approve the demolition of a pre-1941 single family residence. Burch moved to recommend approval of the application on the following basis:

1. The structure is not historically significant.
2. The building is not associated with any events that have made a significant contribution to the Town.
3. No significant persons are associated with the site.
4. The structure is not architecturally significant, has no architectural character and has had several additions which has resulted in a loss of the historic integrity of the house. There are no distinctive characteristics of type, period or method of construction or representation of work of a master.

Micciche seconded, motion passed unanimously.

ITEM 3: **17020 WILD WAY**

The Committee considered plans to determine whether or not the work proposed to a pre-1941 single family residence meets the Pre-1941 Design Guidelines. Pacheco moved to find that the work proposed met the guidelines. Cowan seconded, motion passed unanimously.

ITEM 4: **57 FAIRVIEW PLAZA**

The Committee considered a request of an addition that will exceed the allowable FAR on property in the Fairview Plaza Historic District. Burch moved to find that the addition was consistent with the guidelines of the historic district and recommended approval of the application in terms of architecture only. Pacheco seconded, motion passed unanimously.

ITEM 5: **115 N. SANTA CRUZ AVENUE**

The Committee reconsidered plans to construct two new detached commercial buildings and to modify the exterior of the existing commercial building on properties zoned C-2:LHP and R-1D:LHP. Pacheco moved that the application should proceed to the next step with the following comments:

1. Two detached structures are acceptable.
2. The southern structure should be redesigned to be more subservient (regarding style, scale and mass), to the mansion.
3. Consider a more transparent building.
4. The context of the mansion shall be protected.
5. The proposed exterior staircase on the mansion is recommended for approval.

Burch seconded, motion passed unanimously.

ITEM 6: **OTHER BUSINESS**

- a. 139 Tait Avenue – Cowan stated for the record that he lives within 500 feet of the subject parcel and recused himself from the meeting. The Committee considered preliminary plans to connect two existing accessory structures along the alley. The Committee expressed no concerns with the connection. Cowan returned to the meeting.
- b. Pre-1941 Design Guidelines Update – Baily informed the Committee on the status of the guidelines.
- c. HPC application coversheets – The Committee discussed what they would like to see in the coversheets.

ITEM 7: **APPROVAL OF MINUTES**

The minutes from the meeting of February 28, 2007 were approved.

ITEM 8: **STATUS OF PREVIOUS APPLICATIONS**

Baily informed the Committee on the status of previous applications.

ITEM 9: **ADJOURNMENT**

The meeting was adjourned at 8:00 P.M. to the next regularly scheduled meeting of April 18, 2007.

Prepared by:

Approved by:

Sandy L. Baily, Associate Planner

Kendra Burch, Chair